

# **Growth Management Oversight Commission**

**July 27, 2004**

**Public Services Building  
Conference Rooms 2&3**

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## **MINUTES**

### **GMOC MEMBERS PRESENT:**

Arroyo	Krogh
Munoz	Nordstrom
O'Neill	Palma
Spethman	Garcia

### **MEMBERS ABSENT:**

Tripp (excused)

### **STAFF PRESENT:**

Jim Sandoval, Dir. of Planning and Building  
Dan Forster, Growth Management Coordinator  
Rabbia Phillip, Recording Secretary

#### **1. CALL TO ORDER**

Chairman Nordstrom called the meeting to order at 6:00 p.m. Roll call was taken; Commissioner Spethman moved to excuse the absent member(s), seconded by Commissioner Palma; vote passed unanimously.

#### **2. APPROVAL OF MINUTES**

Dan informed that the format of the minutes were verbatim at the request of the City Manager. The minutes should be amended to excuse Commissioner Garcia. The Chairman clarified and confirmed that this format was only as requested and not the norm. The motion to approve was moved by Com. Spethman and seconded by Com. Palma, with Com. Krogh opposed and Com. Garcia abstained. The minutes were approved.

#### **3. PUBLIC COMMENT**

None.

#### **4. DISCUSSION OF GROWTH MANAGEMENT THRESHOLDS**

Dan Forster referred to a memo from the Consultant, Mr. Walter Kieser based on his discussions with Council, Staff and the Infrastructure Subcommittee of the GPU. The memo reflects principles and preliminary recommendations for changes to each of the thresholds. It was noted that the memo contained no reference to the Schools issue. Dan concurred and noted it was stated that change is under discussion. Dan also advised that this ordinance would go to Council together with the General Plan for them to act on it as a whole; the only threshold, which has to go forward with the General Plan, is traffic. For this reason GMOC will have less of an opportunity to comment, however, the intent is to allow greater traffic in

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the urban area reflecting this area's changing role. The members then reviewed the document section by section.

Commissioner Spethman stated that this body's authority should not be diluted as it addresses quality-of-life as well as growth issues, the purpose of the GMOC was to address growth-related impacts, try to protect quality-of-life from impacts of growth. The Chairman pointed out that QOL is not quantifiable and is different for each person based, on their personal perspective, philosophy, etc. and that this should be bourn in mind in their role as commissioners when they set guidelines for the functioning of services for the City.

It was pointed out that there should be a distinction between "needs" and "wants" of the City to ensure that high levels of service is maintained for such things as Fire/Police/Sewer services and not sacrificed to offer Libraries, etc.

Commissioner Nordstrom suggested the inclusion of quarterly threshold measures with GMOC having access to the reports.

**Libraries:** The commissioners agreed that the threshold should measure Libraries usage (hours of operation) and that the threshold should be amplified, same for the Recreation Centers, such as flex hours.

**Parks & Recreation:** Jim Sandoval presented his opinion of the parks situation in the City as more passive/open space in the eastern areas and more facilities-oriented, and pocket parks in the west side of the City due to the availability of land.

**Sewer:** In response to a question, Dan advised that the Sub-division Manual was current with industry standards although continually being updated, but should be referenced.

**Air Quality:** It was noted that the City has no real control over air quality, but can have an impact on it by the way we conduct business. By being a forward-thinking City policies can be set up to encourage businesses to comply with that conduct. Jim Sandoval noted that Chula Vista is already very much above others in this county in its demands to maintain high standards. He stated that this group has an annual opportunity to point out areas of concern and publicize the City's standards and requirements.

**Water:** Dan responded to Commissioner Krogh that the stated threshold is correct but should be changed to a 5-year forecasts

**Traffic:** Jim Sandoval indicated that traffic is a priority as many other plans/projects hinges on it such as the Urban Core Specific Plan and

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General Plan. The downtown core area is being changed to make it a “drive to” not a “drive through” area. Engineering Dept. and Consultants are working on creating a series of street classifications and traffic regulations for the core area.

Commissioner Krogh proposed to put amplification on this threshold or create a new one to recognize the issue of the City’s growth. This body can make a statement of fact as part of the GMOC presentation, that it be recognized as a consideration. This matter is ongoing for discussion.

**Schools:** Chairman Nordstrom informed the commission that he has been having ongoing discussions with the HS district representatives and the City Manager and the Mayor to discuss the GMOC findings. He suggested that the GMOC make a presentation to City Council on recommendations of which elements should be part of the thresholds for schools, going forward. The GMOC members discussed amending the schools threshold to include qualitative measures. The Chairman put forward to the group the need to create a non-politicized atmosphere to create mutually beneficial dialogue between the City and the Sweetwater Union High School District. He then opened up the floor for the commissioners’ comments, after which the Chairman directed the group to come to some closure to the previous year’s work regarding the SUHSD threshold.

A motion was made that the GMOC report find that the SUHSD has met the threshold while retaining language regarding need for improvement. Motion carried unanimously. The Chairman thanked the Commissioners for their dedication in bringing this issue to a close.

**5. PROCESS FOR BRINGING SCHOOLS ELEMENT TO COUNCIL**

Jim Sandoval suggested that the Chairman bring this schools report to Council with the support of the members present. Dan Forster suggested this be done at the second meeting of the Council in September.

**6. ADJOURNMENT**

Chairman Nordstrom called the meeting adjourned at 8:05 p.m.

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Rabbia Phillip  
Secretary

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Daniel Forster  
Growth Management Coordinator